



**GLOUCESTER PLACE, MARYLEBONE, W1U**  
£875 per week\*

**Carter Jonas**

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## **GROUND FLOOR FLAT, GLOUCESTER PLACE, MARYLEBONE, LONDON, W1U 8HJ**

- Complimentary membership to Portman Concierge.
- Professionally managed by The Portman Estate.
- One Bedroom with built in wardrobe
- Bathroom with a bathtub/shower
- Reception Room with a charming fireplace
- Fully Fitted Kitchen
- Private Terrace
- Unfurnished or furnished at extra cost

### **THE PROPERTY**

This apartment benefits from a large reception room with wood floors and high ceilings, a large eat-in kitchen and private decked terrace outside, one double bedroom and a bathroom.

The property is professionally managed by The Portman Estate.

Available for long term rental on an unfurnished basis, or furnished (at separate cost).

Complimentary membership to Portman Concierge.

Gloucester Place is ideally situated for the retail and entertainment options in Marylebone and St. Johns Wood, all of which are only 0.7 miles away, as well as the natural areas of close-by Regent's Park. It is situated just north of Dorset Square (approximately 320 meters). Marylebone Station, which serves the Jubilee, Bakerloo, Metropolitan, Circle, Hammersmith, and City lines, is conveniently situated (approximately 0.2 miles away), as is Baker Street Underground Station.

The Portman Estate is a prestigious property portfolio located in the heart of central London, covering 110 acres of prime real estate in Marylebone. Renting through The Portman Estate comes with the advantage of an in-house property management team, providing responsive, hands-on service to ensure residents' needs are met quickly and efficiently. This dedicated team helps maintain the quality of living, handling everything from routine maintenance to emergency repairs, making the rental experience hassle-free.

**Impressive, spacious one bedroom ground floor apartment with a private decked terrace situated in a handsome period building close to all the amenities of Marylebone High Street and Baker Street station.**



Holding deposit is 1 week's rent = £875 (at asking price)

Security deposit is 5 week's rent = £4,375 (at asking price £875pw)

Minimum term 12 months

Council Tax Band F

For the latest information on broadband and mobile coverage, please visit [/checker.ofcom](http://checker.ofcom) for the most up-to-date details.

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

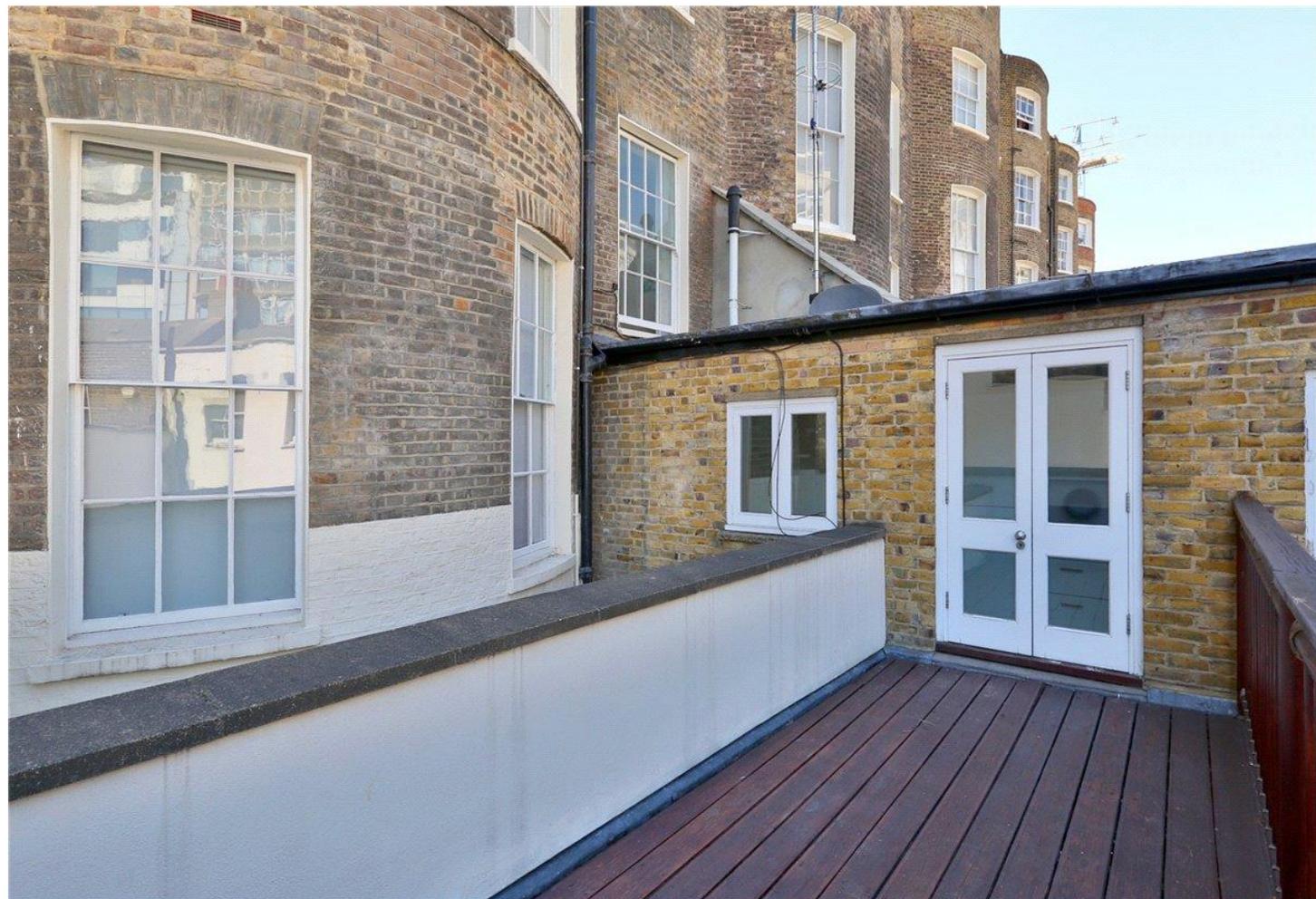
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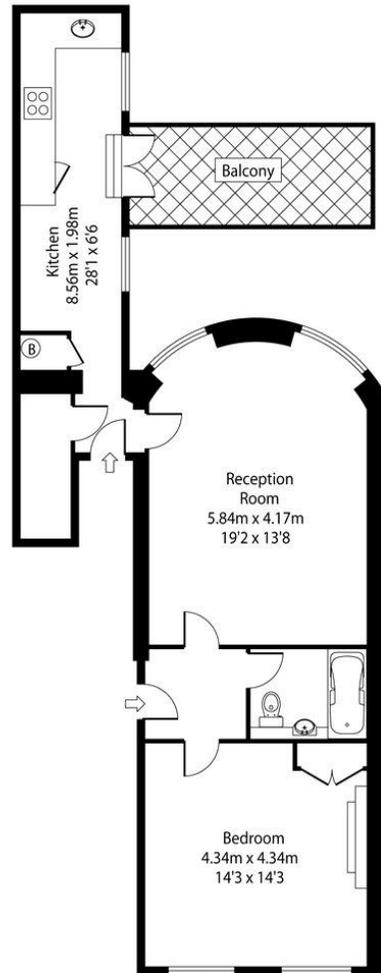
Viewing Strictly by appointment

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Local Authority Westminster City Council - Council Tax Band F

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Ground Floor

GLOUCESTER PLACE

APPROX. GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.60 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Compliant with RICS code of measuring practise.

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.